the same obligation by another person and an order has been specified, the release granted by the mortgagee to one of the mortgagors discharges the subsequent mortgagors to the extent of the injury suffered by them thereby.

ILLUSTRATION. — A borrows 10,000 baht from B. The return of the money borrowed is secured by the mortgage of two pieces of land belonging one to C and the other to D and valued respectively at 6,000 baht and 12,000 baht, but it is specified that B shall enforce his right first on C's land. Later on B grants to C a release of his obligation. At the time when A's obligation becomes due, A appears to be insolvent and B asks for the enforcement of his right on D's land. If B had not granted a release to C, D would have been exposed to loss, on account of A's insolvency, only the difference between the value of C's land and the amount of A's debt, i. e. 4,000 baht. If B could sue D for 10,000 baht the release granted to C would cause to Dan injury amounting to 6,000 baht. Dis discharged of his liability to B up to 6,000 baht and can be sued only for reimbursement of 4,000 baht.

CHAPTER IV.

ENFORCEMENT OF MORTGAGE.

743. — In case of non-performance, the mortgagee is entitled to have the mortgage enforced in the manner described in the following sections.

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the same obligation by another person and an order has been specified, the release granted by the mortgagee to one of the mortgagors discharges the subsequent mortgagors to the extent of the injury suffered by them thereby.

ILLUSTRATION.—*A borrows 10,000 baht from B. The return of the money borrowed is secured by the mortgage of two pieces of land belonging one to C and the other to D and valued respectively at 6000 baht and 12,000 baht, but it is specified that B shall enforce his right first on C's land. Later on B grants to C a release of his obligation. At the time when A's obligation becomes due, A appears to be insolvent and B asks for the enforcement of his right on D's land. If B had not granted a release to C, D would have been exposed to loss, on account of A's insolvency, only the difference between the value of C's land and the amount of A's debt, i. e. 4000 baht. If B could sue D for 10,000 baht the release granted to C would cause to D an injury amounting to 6000 baht. D is discharged of his liability to B up to 6000 baht and can be sued only for reimbursement of 4000 baht.*

CHAPTER IV.

ENFORCEMENT OF MORTGAGE.

743.—In case of non-performance, the mortgagee is entitled to have the mortgage enforced in the manner described in the following sections.